

West Davis Park & Historic East Avenues

A Strategic Neighborhood Plan
2012

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INTRODUCTION

The focus of this plan is the West Davis Park / Historic East Avenues Neighborhood, a well established and modest neighborhood with good access to major streets that lead to work centers, services, schools and shopping.

Located in the heart of the city, West Davis Park / Historic East Avenues is typically a quiet neighborhood of primarily single-family residences dissected by a small commercial corridor. A portion of the city's downtown, a densely compacted combination of commercial and other mixed uses, borders the neighborhood to the south. The city owns 37.8 acres, including North Side Elementary School, and operates Carver Park.

The West Davis Park / Historic East Avenues Neighborhood has experienced a moderate rate of social and physical change over the past thirty years. This change is evident in the demographics, types of new development, overall appearance and attitude toward the neighborhood.

Dedicated neighbors and concerned commercial interests want to plan for ways to enhance the reputation of the neighborhood through problem solving, as well as through promotion of the many assets of the area.

In examining the data collected during the survey process and neighborhood meetings, it becomes apparent that a change is occurring within the West Davis Park / Historic East Avenues Neighborhood. This change is reflected in general land use, structural conditions, types of residential dwellings, and in trends in homeownership.

Residents of West Davis Park / Historic East Avenues are noticing poorly maintained properties in the neighborhood. A portion of the single-family dwellings identified as needing minor repairs or major maintenance are investment properties owned by landlords. Homeowners expect others to keep properties well maintained to preserve the appearance and image of the neighborhood. It is widely known that the appearance of properties and the level of homeownership have an impact on the value assessed to all adjacent properties.

West Davis Park / Historic East Avenues is bounded by developed subdivisions to the north, the interstate exit interchanges to the east, a major thoroughfare to the west, and commercial / mixed uses to the south (and along the Roan Street corridor). The exterior appearance of some of both the residential and nonresidential buildings and grounds give the perception that West Davis Park / Historic East Avenues is a neglected neighborhood.

The strategies, recommended actions and programs set forth in this plan are designed to meet the social and physical development needs of the West Davis Park / Historic East Avenues Neighborhood over the next five years.

Organization of the Plan

The West Davis Park / Historic East Avenues Neighborhood Plan is organized into six sections.

- Section I – Purpose of the Plan introduces the West Davis Park / Historic East Avenues Neighborhood and identifies its assets and accomplishments, as well as the issues, concerns and expectations of the stakeholders. The purpose and format of the plan is also explained in this section.
- Section II – Neighborhood Character presents a review and analysis of the West Davis Park / Historic East Avenues historical development.
- Section III – Existing Conditions describes factors that have physical and social impact on the development and evolution of the neighborhood: demographics; land use; zoning; transportation; public infrastructure and facilities; environmental characteristics; building conditions; community development; trends in homeownership; commercial activity and community safety.
- Section IV – The Plan contains a full set of strategies and recommended actions and programs designed to address the issues and provide guidance for West Davis Park / Historic East Avenues' development over the next five years. The recommendations include a justification for the request, a cost estimate, a timetable for accomplishing the action and assign a responsible party for accountability.
- Section V – Implementation identifies the framework within which these strategies, recommended actions and programs should be implemented.
- Section VI – Appendices contain maps which illustrate details of the West Davis Park / Historic East Avenues Neighborhood.

PURPOSE OF THE PLAN

The West Davis Park / Historic East Avenues Neighborhood Plan is a working document, which addresses the concerns of neighborhood residents, property owners and business interests in an attempt to preserve the livability and long-term viability of this older neighborhood.

The foundation of this plan is based on citizen involvement and informed decision-making. With the input of residents, property owners and business owners, this plan is more effective in meeting the particular needs of this neighborhood and stands a better chance of being implemented.

This plan provides an analysis of a wide range of factors which collectively foster West Davis Park / Historic East Avenues' physical, social and economic environment while positively affecting its capacity to continue to function as an integral part of Johnson City's neighborhood composition.

The West Davis Park / Historic East Avenues Neighborhood Plan provides the most detailed guidance of any City of Johnson City document on the issues of planning and development of the respective area. When guidance is needed on an issue for this neighborhood, it is important to refer to the West Davis Park / Historic East Avenues Neighborhood Plan, Johnson City's Zoning Code, and all other pertinent adopted city plans to review and weigh all public interests in arriving at well thought out and viable decisions.

Neighborhood Accomplishments

Two active neighborhood associations have been established. These associations, The West Davis Park Association and the Historic East Avenues Association, meet regularly on a monthly basis. Through hard work and persistence, the West Davis Park / Historic East Avenues neighborhood has successfully addressed some immediate concerns. Some accomplishments include:

1. Installation of speed bumps/traffic control devices to slow motorists.
2. Reduction in solicitation.

Neighborhood Assets

The West Davis Park / Historic East Avenues Neighborhood has many strengths and assets which will contribute to the success in implementing their long-range neighborhood plan.

- West Davis Park / Historic East Avenues is a friendly, quiet, well-established neighborhood of hard-working people – This part of Johnson City has long been a modest working class neighborhood. Neighbors that know each other are willing to help each other at a moment's notice. Lifelong residents welcome newcomers and acknowledge the need to involve others in Neighborhood Association activities.
- The neighborhood is centrally located to services, community amenities and jobs – Easy access to good schools, city parks and recreation facilities, downtown and other shopping opportunities, restaurants and services makes this family-oriented

neighborhood a nice place to live for all. The community is served by the Johnson City transit system. Eleven churches are located in West Davis Park / Historic East Avenues to serve neighbors.

- Homes and property in West Davis Park / Historic East Avenues are affordable – Homeowners agree that this neighborhood provides a good stable asset that allows for a quick return on their investment.

Issues and Concerns

The West Davis Park / Historic East Avenues Neighborhood has traditionally been a quiet, working class neighborhood filled with comfortable, modest single-family homes occupied by people who have lived in the area most of their lives. In recent years, neighbors have noticed changes occurring throughout the neighborhood, namely the increase of owner-occupied homes converting to rental units, and the condition of existing public infrastructure.

The following are issues identified by the neighborhood and justification for wanting to address these concerns in their Plan.

- Improving neighborhood sidewalks – Pedestrian safety is a concern for this neighborhood where many children play and elderly walk for fitness. Improving walkability throughout the neighborhood is critical.
- Improving neighborhood traffic problems – West Davis Park / Historic East Avenues residents understand they live in a central location; however, the neighborhood continues to experience problems with speeding cars, vehicles running stop signs and instances of vehicles parked on both sides of the streets and alleys, which impedes safe and normal two-way traffic on the residential streets. These traffic problems create dangerous situations for children and pedestrians in the neighborhood. West Davis Park / Historic East Avenues want to explore all possible solutions to traffic concerns.
- Improving the level of city and code enforcement – A number of residents expressed concern regarding the number of stray cats, barking dogs and wild animals and question the effectiveness of the city's animal control program. The residents of West Davis Park / Historic East Avenues are proud of their neighborhood, but they are witnessing an increase in absentee landlords who do not maintain their rental properties and neglected vacant properties. These unsightly properties project a negative image of the neighborhood, especially to potential homebuyers. Residents will support an expedited, comprehensive code enforcement effort to restore neighborhood appearances and attract new homeowners.
- Improving physical and economic development opportunities – West Davis Park / Historic East Avenues neighborhood is greatly impacted by commercial and mixed-use development in and adjacent to its boundaries. The area generally lacks quality retail

and service opportunities. Vacant buildings and empty lots diminish the appearance and attractiveness of the commercial corridor. West Davis Park / Historic East Avenues would benefit greatly by working with businesses and the city to examine current land use patterns and zoning in order to assess the situation. The goal is to create strategies that will prevent inappropriate development, enhance the West Davis Park / Historic East Avenues business area, and advance the city's physical and economic development plans.

- Acknowledging and recognizing West Davis Park / Historic East Avenues value as a historic neighborhood – A number of architecturally significant structures, homes and commercial buildings can be found throughout the neighborhood. Some property owners want the opportunity to take advantage of rehabilitation tax credits and other benefits of historic designation. The first step is to build neighborhood-wide support for establishing a historic district.

Neighborhood Character

Public and Recreational Facilities

North Side Elementary School

North Side Elementary School is the only public school that operates within the West Davis Park / Historic East Avenues Study Area. It is K-4, and has a strong focus on math, science, and technology. The school zone encompasses a large area outside of the study area; elementary students in the study area residing south of Garden Drive are assigned to Woodland Elementary School. North Side was constructed in 1922 and expanded in 2001 to its current size. It is limited from further expansion since it currently uses an entire city block for the buildings and playground. The school sits on approximately 4.9 acres and the building is 69,300 ft². The current student population is around 364, and the student capacity is 365.

Langston-Biddle Maintenance Facility

The Johnson City Public School System's maintenance facility is currently located in the former Langston High School, which was constructed in 1893. The building housed the first African-American public high school in Johnson City, which closed in 1965 due to integration. The facility is approximately 23,000 ft² and sits on around 1.8 acres.

Carver recreational Center & Park

Established in 1958, Carver Park is a 6-acre neighborhood park. It is located at the intersection of West Market Street, West Watauga Avenue, Jackson Avenue, and West Unaka Avenue. The overall condition, visual quality, and site furnishings are good. Handicap accessibility is good

and vandalism is minimal. Amenities of the park include: basketball courts; fitness/walkway; multi-use field; pavilion; playground areas; picnic tables; recreation center and volleyball court.

Paul Christman Park

Developed in 1983, Paul Christman Park is a ½-acre sub-neighborhood park located on North Boone Street. Established in 1983 and located on North Boone Street, the park is a minimal use facility serving a low/moderate income residential area. The park's amenities include: benches, a grill, multi-use basketball court, picnic shelter and table, and playground area. The overall condition, visual quality, and site furnishings are poor, handicap accessibility is adequate, and vandalism is high.

Juvenile Court

The Johnson City Juvenile Court is located on West Myrtle Avenue, and sits on almost half an acre. The facility was constructed in 1969 and is 4,900 ft². The court is staffed by one Juvenile Court Judge, a Director of Court Services, five Probation Officers, one Child Support Enforcement Official, and three support staff members. Renovations are needed in the courtroom and additional storage areas are needed for the increase in case files. However, expansion is a problem since Asbury Place, Frontier Health, and two vacant service stations surround this facility.

Community Institutions

There are eleven churches and places of worship located in the West Davis Park / Historic East Avenues Neighborhood. These include: *Central Baptist Church; St. John's Episcopal Church; Heritage Baptist Church; Grace Temple Church of Johnson City; Bethlehem Lutheran Church; St. Paul's AME Zion Methodist Church; Otterbein United Methodist Church; Greater Love Church of God in Christ; New Zion True Gospel Tabernacles; West Market Street United Methodist Church; and Jehovah's Witness – Kingdom Hall.*

Existing Conditions

In order to best address the West Davis Park / Historic East Avenues Neighborhood needs, a comprehensive inventory and analysis of the area's existing conditions was conducted. The inventory provided a sound basis for formulating strategies to address the neighborhood's needs.

The data collected included land use characteristics, current zoning, environmental characteristics, public infrastructure and facilities, structural conditions, trends in homeownership, and traffic patterns and behavior.

This section describes and summarizes different concerns, trends and issues raised during the West Davis Park / Historic East Avenues Neighborhood Associations meetings.

Land Use Characteristics

The West Davis Park / Historic East Avenues Neighborhood boundaries encompass approximately 425 acres.

The table below illustrates that 200 acres, or just below 47%, of the land use in the neighborhood is developed for residential purposes.

Land Use	Acres
Residential	200
Commercial	191
Vacant	20
Public/Utility	14
Industrial	0
Total	425

Residential

West Davis Park / Historic East Avenues is predominately a single-family residential neighborhood with a mix of moderate density multi-family and duplex units.

Commercial and Industrial

Commercial and industrial development in West Davis Park / Historic East Avenues is concentrated along the thoroughfares which creates both a dissection of the neighborhood as a whole and the southern boundary of the neighborhood.

An interesting situation to note is that the commercial property along the N. Roan Street corridor is surrounded by residential uses, indicative of the desirableness to have places of work located close to where people live.

Public and Semi-Public

The City of Johnson City owns 37.8 acres of public land in the neighborhood. North Side Elementary School and Carver Park are the predominant uses.

Institutional

The eleven institutional land uses in West Davis Park / Historic East Avenues are: Central Baptist Church; St. John's Episcopal Church; Heritage Baptist Church; Grace Temple Church of Johnson City; Bethlehem Lutheran Church; St. Paul's AME Zion Methodist Church; Otterbein United Methodist Church; Greater Love Church of God in Christ; New Zion True Gospel Tabernacles; West Market Street United Methodist Church; and Jehovah's Witness – Kingdom Hall. The majority of the churches provide onsite parking and therefore do not contribute to the cause for vacant lots.

Vacant

The vacant lots in the neighborhood total almost 20 acres. This represents 4.7% percent of the total land in the neighborhood.

Current Zoning

Zoning regulations and classifications are adopted to implement the City of Johnson City's Comprehensive Plan. In essence, zoning is an indication of how the city thinks development will evolve over time.

The table below provides an overview of how land in West Davis Park / Historic East Avenues is zoned and how many acres each zoning category comprises.

Zoning	Acres
B-2	24
B-3	63.5
B-4	24
MS-1	4
R-1	13.5
R-2C	193
R-4	69
RO-1	29
RP-3	5
Total	425

Environmental Characteristics

Fortunately, the majority of the West Davis Park / Historic East Avenues Neighborhood is located outside of floodways and floodplains. The only portion susceptible to flooding is the most southern commercially zoned properties located along Main and Market Streets; which are located within an established floodplain. The highest topographic elevations are found in

the northern portion of the neighborhood and from there the elevation gently drops, and occasionally rolls, moving southward towards the downtown.

Trends in Homeownership

The neighborhood has slightly evolved over the years from an almost completely owner occupied, single-family neighborhood to an area where a portion of the residential dwelling units are rental.

Structural Conditions

The overall structural conditions in West Davis Park / Historic East Avenues are good. The majority of the properties are well maintained, while a small percentage of the properties are in need of maintenance or major repair.

For clarification, dwellings classified as “well maintained” are considered free of any obvious building deficiencies. Dwellings classified as “in need of repair” exhibit signs of serious conditions such as foundation, rotted wood or roof damage. Appearance items such as peeling paint or an unkempt yard were not considered in this classification. The conditions of the structures are based on a field survey from the street by looking at exterior features such as the roof, chimney, exterior walls, doors, windows, porch and stairs. The majority of the dwelling units in need of repair are rental properties and are scattered throughout the neighborhood. The commercial properties in need of repair are primarily located in the southern portion of the area downtown.

Substandard structures create a negative visual image for the neighborhood to visitors and potential homebuyers. However, just because a property looks bad from the outside does not mean it is below standards. If the property is not maintained, there usually is a reason. The owner could be physically or financially unable to take care of the property. This is an issue aesthetically critical homeowners easily overlook. On the other hand, absentee landlords have a responsibility to maintain their rental properties.

Public Infrastructure

During neighborhood meetings residents discussed their concerns over neglected city sidewalks and how the lack of sidewalks in good repair creates a dangerous situation for all pedestrians.

Public Facilities

The city owns two substantially sized properties within the West Davis Park / Historic East Avenues Neighborhood. These properties contain the North Side Elementary School and Carver

Park. There is a concentrated maintenance effort on the city's part to keep these properties in good condition.

Traffic

Speeding continues to be a problem according to residents. Pedestrians or neighbors visiting in their yards have no idea how fast a vehicle is traveling as it passes them, yet they know it makes them feel uncomfortable to walk along the road or on the sidewalk. It is no surprise that active enforcement and police presence deters speeders but officers cannot be in every neighborhood all of the time. One of the best means of slowing speeders is for an area to have the reputation of enforced speed limits.

Illegal Parking

There is a specific problem in the alley located off Welbourne Street (between E. Holston and E. Chilhowie) with parked cars obstructing traffic.

Animal Control

The primary animal control issue in the West Davis Park / Historic East Avenues neighborhood is the presence of stray cats.

Recommendations

The West Davis Park / Historic East Avenues Neighborhood Plan identifies priorities and devises action steps that meet the current and future needs of the neighborhood. The set of strategies, action steps and recommendations in this plan were developed to preserve or improve the West Davis Park / Historic East Avenues Neighborhood.

While the plan does not attempt to address all the issues and concerns in the neighborhood, the plan does provide the framework to begin the process of making living in West Davis Park / Historic East Avenues more desirable. The recommendations are the result of thoughtful consideration of information provided to the Planning Department from residents during neighborhood meetings.

Traffic Safety

Traffic safety issues are of great concern to the West Davis Park / Historic East Avenues neighborhood.

Radar Trailer Placement

The City of Johnson City police have used portable speed indicator trailers to make drivers more aware of their speed. The trailers are equipped with radar and a display that shows the vehicle's speed as it passes, providing immediate feedback to the driver. Placement of the radar trailers are a temporary deterrent, yet effective in raising motorist awareness.

Recommendation

- Request that the radar trailer be placed with greater frequency throughout the neighborhood. Suggested locations include along: Unaka Avenue; Watauga Avenue; West Holston Avenue; and Montgomery Street.
 - Justification: The high visibility of the radar trailer raises motorist awareness and reduces vehicle speeds.
 - Cost: None
 - Time table: On-going
 - Responsible party: Neighborhood and Johnson City Police Department

Enforce Speed Limits

Residents see more speeders than they do officers citing drivers for speeding. The perception is that issuing citations for speeding is not a priority. The speed of a vehicle is difficult to determine without proper radar equipment. Often pedestrians sense a vehicle is traveling much faster than it actually is, and therefore report that speeding is a problem.

- Encourage rigorous enforcement of speed limits.
 - Justification: All drivers exceeding the posted speed limit are a hazard.
 - Cost: None
 - Time table: On-going
 - Responsible party: Johnson City Police Department

Explore Traffic Calming

Speeding and reckless drivers degrade the peace and jeopardize pedestrian safety in the neighborhood. The idea of traffic calming for places that experience habitual problems like speeding, cut-through traffic and running stop signs needs to be explored further by the Neighborhood Associations.

Neighbors should assess the effectiveness of any traffic calming device and enforcement over a period of time to determine need for further traffic calming measures.

Recommendation

- Determine specific locations for initiation of the traffic-calming measures and submit a request from one, or both, of the Neighborhood Associations to the Planning Department.
 - Justification: Installation of traffic calming measures in other neighborhoods have been effective means of addressing problems with speeders and other concerns
 - Cost: None
 - Time table: Within one year
 - Responsible party: Neighborhood

Public Services and Infrastructure

West Davis Park / Historic East Avenues is an older neighborhood, lacking the neatness of new homes and tidy streets.

Assess Infrastructure Maintenance Needs

In parts of the neighborhood, sidewalks, curbs and gutters are in need of repair and general maintenance. The appearance and image of the neighborhood is jeopardized when public infrastructure is allowed to deteriorate.

Recommendation

- Request that the Public Works Department conduct a comprehensive assessment of the infrastructure conditions (i.e. street pavement conditions) in West Davis Park / Historic East Avenues, and perform necessary maintenance.
 - Justification: Serviceable and attractive infrastructure is important for pedestrian safety and neighborhood appearances
 - Cost: Staff time, materials and labor
 - Time table: Within two years
 - Responsible party: Public Works Department

Educational Materials about Trash Collection

Recommendation

- Request pamphlets or materials from the Solid Waste Department for distribution.

Land Development and Zoning

Preserving the residential character of West Davis Park / Historic East Avenues is a priority. Residents are concerned about the possibility of more multi-family units and expansion of commercial uses in their neighborhood.

Recommendations

- Request Planning staff discourage future multi-family and non-residential rezoning requests to prohibit further expansion into the established single-family residential areas.
 - Justification: Protect the single-family character of the neighborhood and promote compatible new development
 - Cost: Staff time
 - Time Table: Within one year
 - Responsible parties: Planning Department, Planning Commission

Explore Eligibility for Historic Designation

Historic property designation would be pursued only if eligible property owners in West Davis Park / Historic East Avenues were in favor of the proposal.

Recommendations

- Request that the Historic Zoning Commission consider and utilize a survey of West Davis Park / Historic East Avenues to supplement the city's historic resource inventory update.
 - Justification: Determine eligibility of properties in the neighborhood for nomination to the National Register of Historic Places
 - Cost: Staff time
 - Time table: Within three years
 - Responsible parties: Historic Zoning Commission, Planning Department
- Based on the results of the survey and property owners' desire, pursue the creation of a historic district in West Davis Park / Historic East Avenues
 - Justification: To preserve the historic homes in the neighborhood, and enhance property values
 - Cost: Staff time
 - Time table: Within four years
 - Responsible parties: Neighborhood, Historic Zoning Commission, Planning Department

Code Enforcement

According to the Building Department, the current housing code enforcement process is working as well as it possibly can given the imposed legal limits.

Contact Owners of Neglected Properties

There are benefits of personal contact with landlords and property management companies regarding problematic and unkempt properties. The West Davis Park / Historic East Avenues Neighborhood needs to be willing to put pressure on property owners and provide information to them in an attempt to get them to maintain their properties.

Recommendation

Develop a dialogue with the owners of neglected properties to encourage housing rehabilitation and to inform owners of the existing programs and funding sources for housing rehabilitation.

- Justification: Personal contact allows for open communications of neighborhood desires and property owners positions.
- Cost: Dependent on method of contact, postage and materials
- Time table: Within six months
- Responsible parties: Neighborhood

Neighborhood Enhancement

West Davis Park / Historic East Avenues is, and has been, a good place to live and raise a family. Enhancing livability factors will increase levels of homeownership and the value of the neighborhood.

Both of the neighborhood associations need to explore ways to boost their assets and promote the value of the neighborhood (good school proximities, affordable housing and the ability to get a good return on your home investment).

Develop Promotional Materials for West Davis Park / Historic East Avenues

There is a need to get Realtors interested in the neighborhood as a market for first time homebuyers rather than investors.

Recommendation

- Draft a promotional brochure about West Davis Park / Historic East Avenues and distribute to real estate agencies and others.

- Justification: To promote the many assets and affordability of West Davis Park / Historic East Avenues Neighborhood
- Cost: Estimated at \$500
- Time Table: Within one year
- Responsible parties: Neighborhood Associations

Beautify Entranceways

There are no clearly defined entranceways into the neighborhood. There are several streets and avenues that lead into West Davis Park / Historic East Avenues; several opportunities to let anyone who enters into the neighborhood know that they are in West Davis Park / Historic East Avenues via a distinctive feature. These entranceways can be used to create a sense of neighborhood identity and upgrade the image of the neighborhood.

Recommendation

- Determine best approach to beautifying entrances and come to agreement on how to fund and execute the plan, perhaps collaborative efforts with businesses.
 - Justification: Neighbors need to take the lead in determining beautification needs for the entranceways
 - Cost: None until plan is determined
 - Time table: Within two years
 - Responsible parties: Neighborhood, others as needed

Neighborhood Organization and Capacity Building

The organization and continued involvement of both Neighborhood Associations is important to the success of the neighborhood. A formal structure is necessary to provide leadership and accountability to the group. Participation from the different groups that live and work in the neighborhood is very important to building a sense of community and shared vision for the future of the neighborhood.

The Neighborhood Associations should look for opportunities to publicize the success of the neighborhood through events and press releases. One of the keys to building the capacity of the neighborhood is being informed of decisions made by the City of Johnson City that might impact West Davis Park / Historic East Avenues.

Encourage Diverse Participation

Although the existing Neighborhood Associations are active, only a small percentage of residents attend neighborhood meetings and/or actively participate in community activities.

Most of the members of the Neighborhood Associations are homeowners. As some of the West Davis Park / Historic East Avenues residents are renters, the Neighborhood Associations need representation from all residents. Emphasis should be placed on one-on-one communication, neighbors talking to neighbors, encouraging renters to get involved.

Recommendations

- Reach out to residents who traditionally are not involved in Neighborhood Association activities through face-to-face contact, fliers and other means.
 - Justification: Community-wide involvement is necessary to the sustained viability of the Neighborhood Associations
 - Cost: None
 - Time table: Within one year
 - Responsible parties: Neighborhood
- Contact the churches in the neighborhood to assist with neighborhood activities and outreach.
 - Justification: By joining with the churches in the neighborhood, resources can be leveraged and partnerships formed to benefit the neighborhood that were not possible before
 - Cost: None
 - Time table: Within six months
 - Responsible parties: Neighborhood and neighborhood churches

Communication and Publicity

The Neighborhood Associations need to be diligent about generating positive publicity for and about West Davis Park / Historic East Avenues. Continued promotion of the neighborhood's community spirit and, most importantly, celebrating the successes as they occur will aid in the promotion of a quality neighborhood image.

Recommendation

- Appoint one person in each of the Neighborhood Associations to serve as the Community Liaison. This person would work at communicating the mission and activities of the Neighborhood Association through pre-meeting and post-meeting press releases, event publicity, and personal contact with the media and others such as real estate agents.
 - Justification: Good publicity will stimulate interest in the neighborhood and help to promote a quality image

- Cost: Budget for supplies necessary to create articles (e.g., paper, photographs, etc.)
- Time table: Within one year
- Responsible parties: Neighborhood

Plan More Neighborhood Events

Scheduling neighborhood cleanup days is a great way to raise awareness and get others involved in improving the neighborhood. Such events say to the whole community “We care about our Neighborhood!”

Recommendation

- Sponsor two neighborhood cleanup days a year.
 - Justification: To beautify West Davis Park / Historic East Avenues, raise awareness and show support for the neighborhood
 - Cost: None
 - Time table: Within one year
 - Responsible parties: Neighborhood

Neighbors Helping Neighbors

Many of the residents in West Davis Park / Historic East Avenues are unable to take proper care of their yards and homes. Neighbors suggested taking steps to identify and assist neighbors in need of help cleaning up on a regular basis as a means of developing community and fostering a caring environment. Publicize neighbor helping neighbor activities as good public relations.

Recommendation

- Identify neighbors who are in need of assistance with basic yard work or simple repairs and arrange a “Neighbor Helping Neighbor Day”.
 - Justification: To foster community spirit by volunteering to assist those in need with simple household tasks
 - Cost: None
 - Time table: Within six months
 - Responsible parties: Neighborhood

Implementation of the Plan

Guidance offered in the West Davis Park / Historic East Avenues Neighborhood Plan should be referred to during relevant decision-making processes concerning the area. To the extent that this Plan charts a course for West Davis Park / Historic East Avenues’ future, the strategies and

recommended actions should be followed and carried out by the Neighborhood Associations, the city and other agencies as referenced in the Plan. The residents of the neighborhood themselves are viewed as playing a key role in all implementation efforts. This section discusses the mechanisms that may be used toward that end.

Plan Implementation

The true measure of a Plan's acceptance may best be described in terms of the degree to which it is used and supported during relevant decision-making processes. The residents of West Davis Park / Historic East Avenues and the city both have important roles in the implementation processes.

The residents of West Davis Park / Historic East Avenues have a very critical role in participating in and monitoring the use of the Plan's provisions. West Davis Park / Historic East Avenues Neighborhood confirms its support for the Plan by including the recommendations in their Neighborhood Associations activities and structure.

The city demonstrates its support for the Plan by acknowledging the Plan's strategies and encouraging timely implementation. The specific city departments must commit to implementing the Plan by incorporating the recommendations into their work plans within the recommended timetable.

Conclusion

The West Davis Park / Historic East Avenues Neighborhood Plan identifies the issues and concerns of the neighborhood, the tasks involved in addressing them, a time frame in which the strategy or action should be implemented, and the various parties involved in resolving them.

Implementation is by far the most difficult phase of any process, but this Plan will continue to offer the residents, business owners and commercial property owners of West Davis Park / Historic East Avenues the opportunity to plan proactively for the future of their neighborhood.







